

1 BILL NO. R-83-07-09

2 DECLARATORY RESOLUTION NO. R-58-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 July 6, 1983, to have the following described property designated
7 and declared an "Urban Development Area" under Division 6, Art-
8 icle II, Chapter 2 of the Municipal Code of the City of Fort
9 Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Commence at the East corner of said
11 Lot "L"; thence Southwesterly along
the Southeasterly line of said Lot
12 "L" along an 8 degree 29 minute
circular curve to the right, an arc
13 distance of 321.8 feet to a point
of tangent; thence continuing South-
14 westerly along said tangent, a dis-
tance of 14.0 feet to the Northeasterly
15 right-of-way line of Distribution
Drive, 60 feet wide; thence North-
16 westerly along the line aforesaid by
a deflection right of 90 degrees 00
17 minutes, a distance of 100.0 feet to
a point of curve; thence continuing
18 Northwesterly along said right-of-way
line, on a 20 degree 11.4 minute circular
19 curve to the right, an arc distance of
149.95 feet; thence Easterly, a dis-
20 tance of 330.8 feet to the point of
beginning;

21 said property more commonly known as Merchandise Place, Fort
22 Wayne, Indiana; and

23 WHEREAS, it appears that said petition should be pro-
24 cessed to final determination in accordance with the provisions
25 of said Division 6.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
27 OF THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, subject to the requirements of Sec-
29 tion 2 below, the property hereinabove described is hereby de-
30 signated and declared an "Urban Development Area" under I.C.
31 6-1.1-12.1.
32

1 Page Two

2
3 (a) An affirmative ("Do Pass") recommendation by the
4 Fort Wayne Redevelopment Commission, after due
5 hearing, analysis and study in accordance with
6 the provision of Division 6, Article II, Chapter 2
7 of the Municipal Code of the City of Fort Wayne,
8 Indiana of 1974, as amended; and

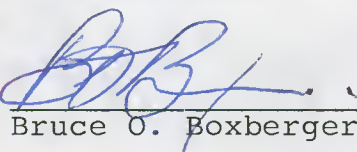
9 (b) Final confirmation hereof by due passage upon the
10 final vote hereon.

11 SECTION 2. That this Resolution shall be in full force
12 and effect from and after its passage and any and all necessary
13 approval by the Mayor.

14
15 

Councilmember

16
17 APPROVED AS TO FORM
AND LEGALITY

18
19 

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Stier,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock ____ M., E.S.T.

DATE: 7-12-83

Sandra E. Kennedy
CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Sen Quinta, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-23-83

Sandra E. Kennedy
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) NO. 8-58-83
on the 23rd day of August, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. Ebert

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 24th day of August, 1983, at the hour of
11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy

CITY CLERK

Approved and signed by me this _____ day of _____
19____, at the hour of _____ o'clock ____ M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

NO.

42

19

RECEIVED FROM

DOLLARS

Account Total \$

Amount Paid \$

Balance Due \$

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

- | | |
|--|--|
| <p>1. Address of Property _____
 <u>Merchandise Place</u>
 <u>Fort Wayne, IN 46825</u></p> <p>Street Boundaries (if applicable) _____

_____</p> <p>2. Legal Description of Property _____
 <u>See Attached Exhibit A</u>

_____</p> <p>3. Township <u>Washington</u></p> <p>4. Taxing District <u>Fort Wayne-Washington</u></p> <p>5. Current Zoning District <u>m-2</u></p> <p>6. Variance Grant (if any) _____
 <u>None</u>
_____</p> <p>15. Current Use of Property</p> <p> (a) How is property presently used? <u>Vacant commercial real estate</u>

 _____</p> <p> (b) What structure(s) (if any) are on the property? <u>None</u>

 _____</p> <p> (c) What is the condition of this structure/these structures?
 <u>Not applicable</u>
 _____</p> <p>16. Current Assessment on Land and Improvements</p> <p> (a) What is the amount of latest assessment? <u>\$8800</u></p> <p> (b) What is the amount of total property taxes paid the immediate
 past year? (indicate amount of land assessment and assessment
 on improvements) <u>\$641.74</u></p> | <p>7. Owner(s) <u>David B. Mock</u>
 <u>Linda R. Mock</u></p> <p>8. Address of Owner(s) _____
 <u>10444 Riverwood Drive</u>
 <u>Fort Wayne, IN 46815</u></p> <p>9. Telephone Number _____
 <u>(219) 485-3228</u></p> <p>10. Agent of Owner (if any) _____
 <u>Joseph W. Kimmell</u></p> <p>11. Address <u>2400 FWNB Bldg.</u>
 <u>Fort Wayne, IN 46802</u></p> <p>12. Telephone Number _____
 <u>(219) 424-8000</u></p> <p>13. Relationship of Agent to
 Owner <u>Attorney</u></p> <p>14. Instrument Number of
 Commitments or Covenants
 Enforceable by City (if
 any) <u>None</u></p> |
|--|--|

17. Description of Project Construction of 6500 square foot office and warehouse for All-Weather Exteriors, Inc., commercial roofing and siding company.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? August, 1983
- (b) When is completion expected? October, 1983
19. Cost of project (not including land cost) \$125,000.00
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? Approximately 20.
- (b) What kind of work will employees be engaged in? Roofing and siding, secretarial and clerical
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Approximately 10 new jobs
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The area has been platted for economic development since 1966 but the real estate has remained undeveloped. The current economic climate limits the attractiveness of development because of financial costs, the area recession, and the national business climate. Development has been further hindered by the existence of competing industrial sites and the lack of expansion to industrial parks in the area.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes. The land is currently undeveloped commercial real estate.
- (b) Will the project improve or replace a deteriorated or obsolete structure?

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes. Development of this area will increase the access of area residents to economic opportunities.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes. The project will consist of the construction of a new office facility and warehouse of attractive design.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes X No

25. Financing on Project

What is the status of financing connected with the project?
An application has been filed for a CDC loan grant from the City of Fort Wayne and the Small Business Administration. The Fort Wayne National Bank is a fifty percent (50%) participant.

I hereby certify that the information and representations on this Application are true and complete.

Linda R. Mock
Signature(s) of Owner(s)

LINDA R. MOCK

David B. Mock
DAVID B. MOCK

7-1-83
Date

7-1-83

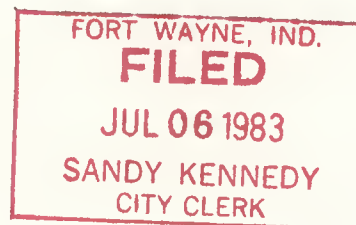
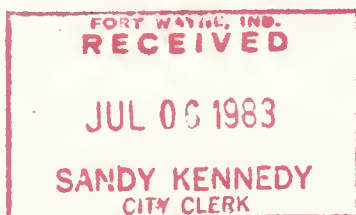


EXHIBIT "A"

A part of Lot "L" in Merchandise Place, an Addition to the City of Fort Wayne, as recorded in Plat Book 29, pages 146-8, on file in the office of the Recorder of Allen County, State of Indiana, in particular described as follows to-wit:

Commence at the East corner of said Lot "L"; thence Southwesterly along the Southeasterly line of said Lot "L" along an 8 degree 29 minute circular curve to the right, an arc distance of 321.8 feet to a point of tangent; thence continuing Southwesterly along said tangent, a distance of 14.0 feet to the Northeasterly right-of-way line of Distribution Drive, 60 feet wide; thence Northwesterly along the line aforesaid by a deflection right of 90 degrees 00 minutes, a distance of 100.0 feet to a point of curve; thence continuing Northwesterly along said right-of-way line, on a 20 degree 11.4 minute circular curve to the right, an arc distance of 149.95 feet; thence Easterly, a distance of 330.8 feet to the point of beginning.

BILL NO. R-83-07-09

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~ORDINANCE~~ A DECLARATORY RESOLUTION designating an "Urban Development
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury
Victure Scruggs
Mark E. Giaquinta
Roy J. Schomburg

Concurred 8-23 J. Kennedy

Admn. Appr. _____

DIGEST SHEET

Q-83-07-09

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE The use of undeveloped commercial real estate.

Development of this area will increase the access of area residents
to economic opportunities. The project will consist of the con-
struction of a new office facility and warehouse of attractive design.

EFFECT OF PASSAGE Land that has already been zoned for commercial use
and will creast a new office facility and warehouse of attractive

design. Approximately 10 new jobs will be created.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$125,000.00 (excluding
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____

FORT WAYNE REDEVELOPMENT COMMISSION

DATE: August 10, 1983
TO: Councilman James S. Stier, Council
Committee on Regulations
FROM: Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. 83-07-09
Tax Abatement - David and Linda Mock

Background

On July 12, 1983, Declaratory Resolution No. 83-07-09 was introduced in City Council requesting designation of the property located at Merchandise Place (Part of Lot "L") as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 8, 1983. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Regular Meeting on August 8, 1983, did adopt the attached Resolution No. 83-31 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The South approximately one half of Lot "L"
in the Merchandise Place, City of Fort Wayne.

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

1. David and Linda Mock are proposing to construct a new office and warehouse facility in the Merchandise Place Addition, which is an industrial area. The building will be leased to the All-Weather Exterior, Inc.
2. Following the completion of the new structure, there is expected to be twenty permanent jobs created. Ten of the twenty jobs will be new jobs for Fort Wayne.
3. The project address the intent of the City of Fort Wayne, Indiana Municipal Code under Division 6, Article II, Chapter 2, as amended, and I.C. 6-1.1-12.1 as follows:

Councilman James S. Stier

Page 2

August 10, 1983

- a. Lack of development
- b. Cessation of growth
- c. Effective utilization of vacant under-utilized land
- d. Neighborhood conservation and stabilization
- e. Improvement of the physical appearance of the City
- f. Increase of employment

If you need any additional information, please contact the Redevelopment Commission.

GEW/jw

enclosures

cc: Sandra Kennedy ✓
City Clerk

RESOLUTION NO. 83-31

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE
ADOPTION OF THE DECLARATORY RESOLUTION
DESIGNATING A PARCEL OF REAL ESTATE AS AN
URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 8, 1983 at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on August 8, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution, and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, to wit:

Commence at the East corner of said Lot "L";
thence Southwesterly along the Southeasterly
line of said Lot "L" along an 8 degree 29
minute circular curve to the right, an arc
distance of 321.8 feet to a point of tangent;
thence continuing Southwesterly along said
tangent, a distance of 14.0 feet to the
Northeasterly right-of-way line of Distribution
Drive, 60 feet wide; thence Northwesterly
along the line aforesaid by a deflection right
of 90 degrees 00 minutes, a distance of 100.0
feet to a point of curve; thence continuing

Northwesterly along said right-of-way line, on a 20 degree 11.4 minute circular curve to the right, an arc distance of 149.95 feet; thence Easterly, a distance of 330.8 feet to the point of beginning;

said property more commonly known as Merchandise Place, Fort Wayne, Indiana; and

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, Sections 2 and 3 as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:30 P.M. (EST) on August 8, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By 
Robert L. Thompson, Jr., President

By _____
Irwin C. Bandemer, Secretary

ATTEST:


Gary E. Wasson, Executive Director

ADOPTED: August 8, 1983



The City of Fort Wayne

August 29, 1983

David & Linda Mock
10444 Riverwood Drive
Fort Wayne, IN 46815

Dear Mr. & Mrs. Mock:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1